

A-6045
Special Permit Request

Install a pair of handrails, each measuring nine (9) feet in length, on either side of the front steps located in the Primrose Street public right-of-way.

Mr. & Mrs. Stewart Bainum
12 Primrose Street

12 Primrose Street



Figure 1: View of 12 Primrose Street. Proposed handrails location is within the steps from the public sidewalk to the upper front walkway level.

**CHEVY CHASE VILLAGE
NOTICE OF PUBLIC HEARING**

Please take notice that the Chevy Chase Village Board of Managers will hold a public hearing on the 12th day of December, 2011 at 7:30 p.m. The hearing will be held at the Chevy Chase Village Hall at 5906 Connecticut Avenue in Chevy Chase, Maryland.

**APPEAL NUMBER A-6045
MR. & MRS. STEWART BAINUM
12 PRIMROSE STREET
CHEVY CHASE, MARYLAND 20815**

The applicants seek a special permit from the Board of Managers pursuant to Section 8-11 of the Chevy Chase Village Building Code to install a pair of handrails, each measuring nine (9) feet in length, on either side of the front steps located in the Primrose Street public right-of-way.

The Chevy Chase Village Code § 8-31 (c) states:

Except as provided in Section 8-31(b), no structures, play equipment, fence, wall, tree, hedge or shrubbery or any other growth shall be permitted on public property devoted to private use without a special permit from the Board of Managers.

Additional information regarding this case may be obtained at the Chevy Chase Village Office between the hours of 9:00 a.m. and 5:00 p.m. Monday through Friday, may be viewed on the Village website at www.chevyCHASEvillagemd.gov or you may contact the office for this information to be mailed to you.

This notice was mailed to abutting property owners on the 1st day of December, 2011.

**Chevy Chase Village Office
5906 Connecticut Avenue
Chevy Chase, Maryland 20815
301-654-7300**

Chevy Chase Village

Application for a Special Permit

Chevy Chase Village Code Section 8-1(aa) defines a Special Permit as permission granted by the Board of Managers in accordance with Article II Division B of this Chapter [8], to construct, install, remove or alter a structure or planting, or take other action where such permission is required by this Chapter.

Subject Property: 12 PRIMROSE ST, CHEVY CHASE	
Describe the Proposed Project: INSTALL BROWNE HANDRAILS AT EXTERIOR LOWER STAIR IN VILLAGE RIGHT OF WAY, RAILINGS NEEDED FOR SAFETY	
Applicant Name(s) (List all property owners): STEWART + SANDY BAUM	
Daytime telephone: 301-656-6829	Cell: 301-512-4575
E-mail: SANDYBAUM@aol.com	
Address (if different from property address):	
For Village staff use:	
Date this form received: 11/17/11	Special Permit No: A-6045

Filing Requirements:

Application will not be accepted or reviewed until the application is complete

- ☒ Completed Chevy Chase Village Application for a Special Permit (this form)
- ☒ Completed Chevy Chase Village Building Permit Application
- ☒ A boundary survey or plat diagram with a margin of error of one tenth of a foot or less showing all existing structures, projections and impervious surfaces.
- ☐ Surveys, plats, engineering reports, construction plans/specifications or other accurate drawings showing boundaries, dimensions, and area of the property, as well as the location and dimensions of all structures/fences/walls/etc., existing and proposed to be erected, and the distances of such structures/fences/walls/etc., from the nearest property lines. These drawings shall incorporate and display reference dimensions from the boundary survey or plat diagram required above.
- ☐ Copy of Covenants, except for special permits authorized by Sections 8-22, 8-26 or Article IV of Chapter 8 of the Chevy Chase Village Code. N/A
- ☒ Applicable special permit fee listed in Chapter 6 of the Village Code.

Affidavit

I hereby certify that I have the authority to submit the foregoing application, that all owners of the property have signed below, that I have read and understand all requirements and that I or an authorized representative will appear at the scheduled public hearing in this matter. I hereby authorize the Village Manager, or the Manager's designee, and/or the Board of Managers to enter onto the subject property for the purposes of assessing the site in relation to this special permit request. I hereby declare and affirm, under penalty of perjury, that all matters and facts set forth in the foregoing application are true and correct to the best of my knowledge, information and belief.

Applicant's Signature: 

Date: 11/15/11

Applicant's Signature: 

Date: 11/15/11

Describe the basis for the special permit request (attach additional pages as needed):

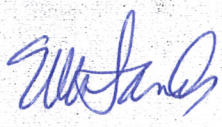
Describe the reasons why approval of the special permit would not adversely affect the public health, safety or welfare or the reasonable use of adjoining properties:

RAILINGS ARE NEEDED FOR SAFETY AT SUBJECT PROPERTY AND WILL NOT ADVERSELY AFFECT NEIGHBORING PROPERTIES VISUALLY OR PHYSICALLY.

Describe the reasons why the special permit can be granted without substantial impairment of the intent and purpose of Chapter 8 of the Chevy Chase Village Code, entitled *Buildings and Building Regulations*:

INSTALLATION OF RAILINGS WILL NOT IMPAIR INTENT OF CHAPTER 8 SINCE RAILINGS ARE LOW IMPACT, VISUALLY PLEASING, AND NEEDED TO ALLEVIATE SAFETY HAZARDS. RAILINGS OF THIS NATURE CURRENTLY EXIST IN COMMUNITY AT THIS TIME.

In exercising its powers in connection with a special permit request, the Chevy Chase Village Board of Managers may reverse or affirm, wholly or partly, or may modify the requirement, decision or determination as it deems appropriate.

Special Permit Filing Fees	Checks Payable To: Chevy Chase Village 5906 Connecticut Ave. Chevy Chase, MD 20815
<i>Per Village Code Sec. 6-2(a)(24):</i> <input checked="" type="checkbox"/> \$300.00 for new construction. <input type="checkbox"/> \$150.00 for replacing existing non-conformities. <input type="checkbox"/> \$2,250.00 for demolition of main building. <input type="checkbox"/> \$300.00 for demolition of accessory building or structure. <input type="checkbox"/> \$300.00 for fences, walls, play equipment, trees, hedges, shrubbery in the public right-of-way. Fee Paid: \$300.00	Date Paid: 11/17/11 Staff Signature: 

APPROVED
FOR
INSTRUCTION

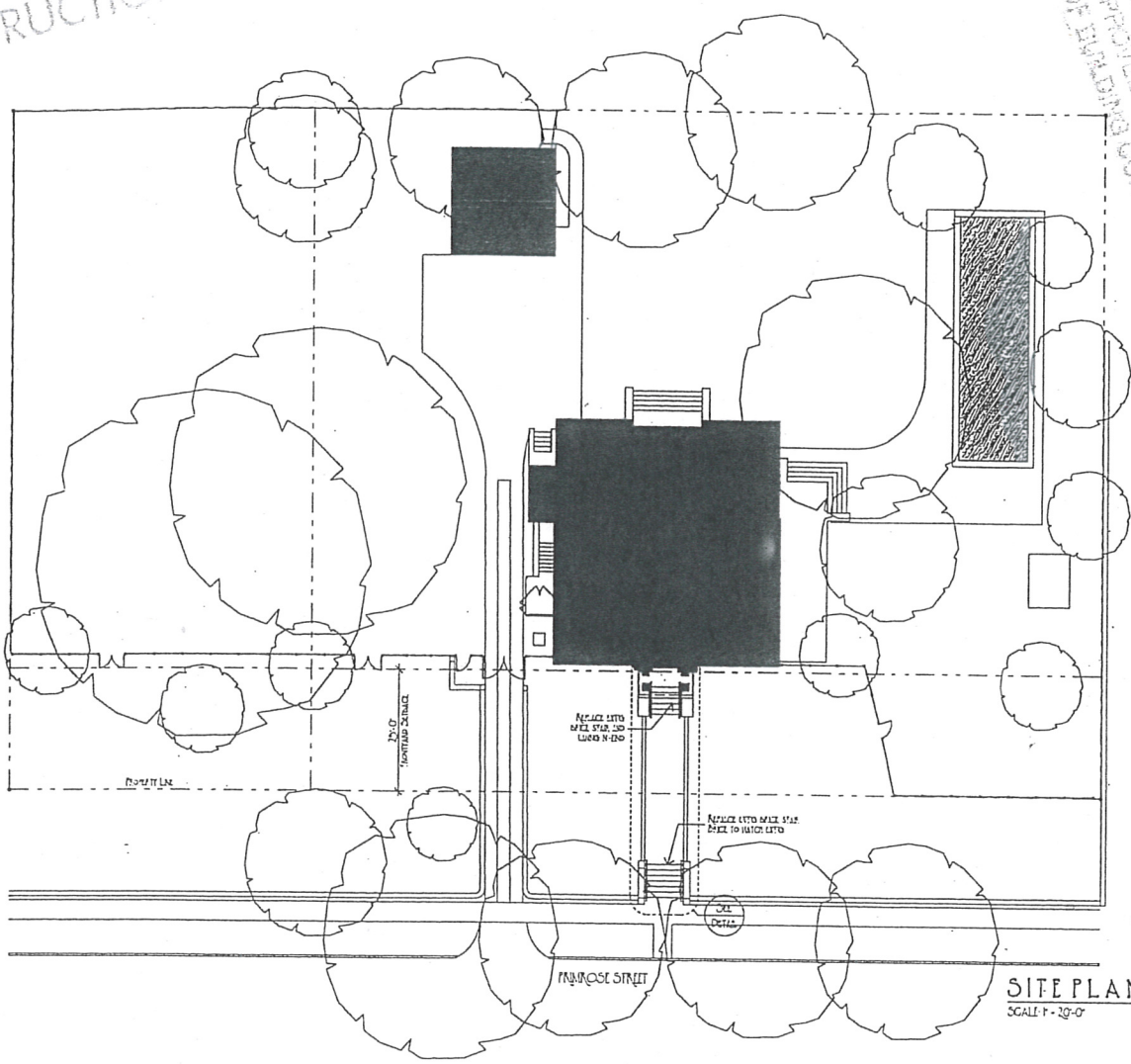
MONTGOMERY COUNTY
APPROVED AS NOTED
DIVISION OF BUILDING CONSTRUCTION



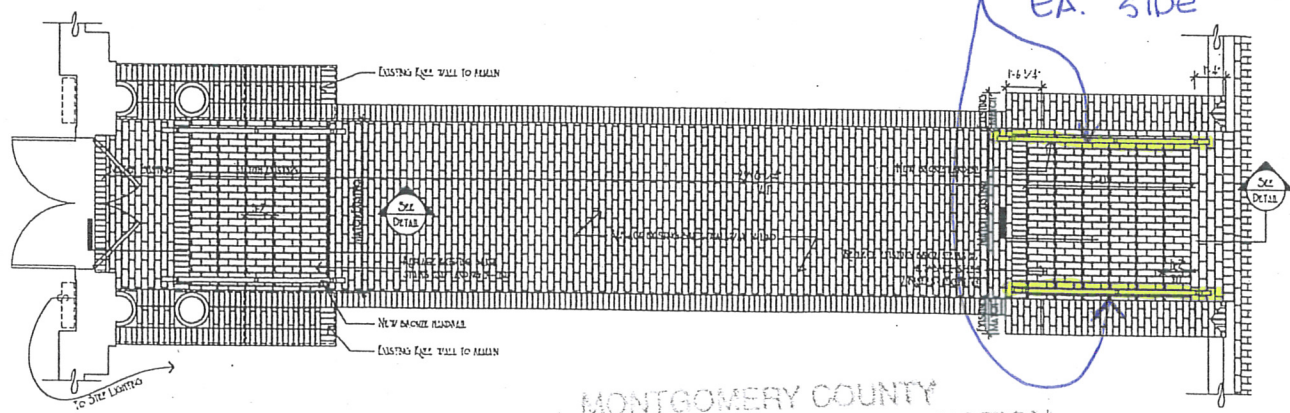
GOOD ARCHITECTURE
PROFESSIONAL CORPORATION

132 WEST STREET • ANNAPOLIS, MARYLAND 21401 • TELEPHONE: 410.268.7414 • FACSIMILE: 410.268.7438

RENOVATIONS TO:
THE BAINUM RESIDENCE
12 PRIMROSE STREET, CHEVY CHASE, MD 20815



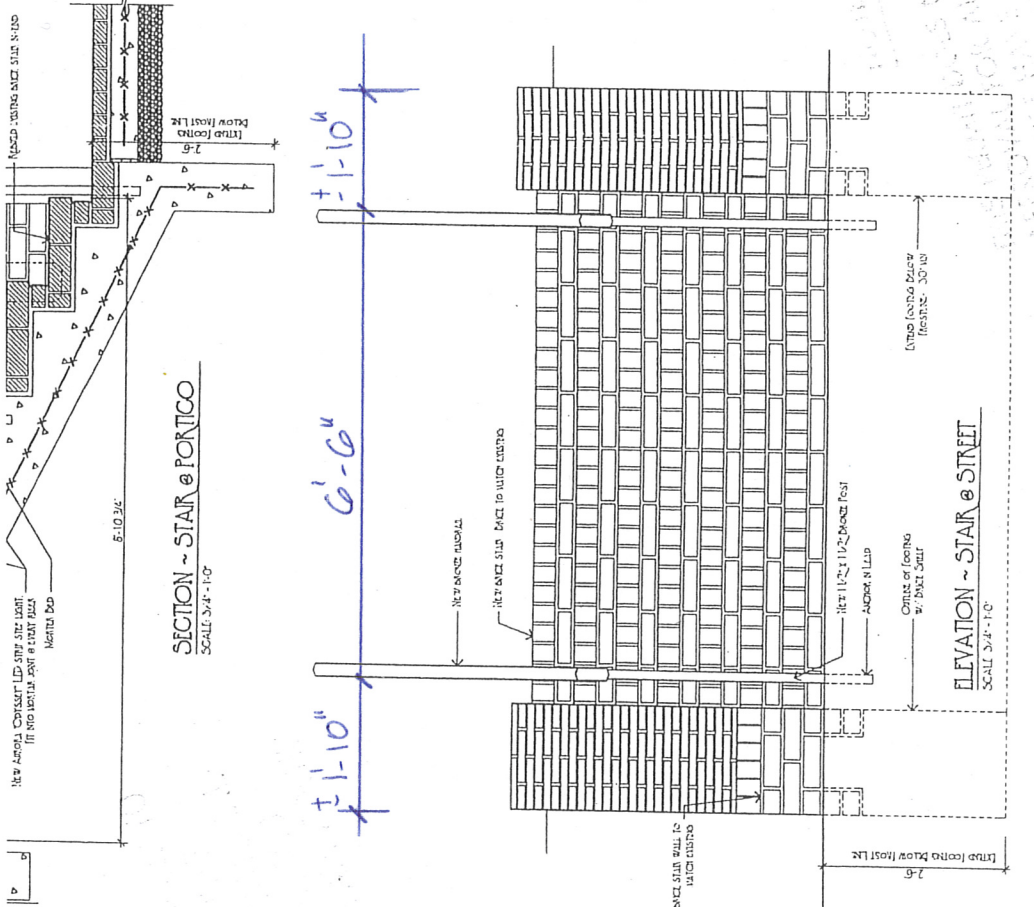
SITE PLAN
SCALE: 1" = 20'-0"



FRONT STAIR PLAN
SCALE: 1/4" = 1'-0"

MONTGOMERY COUNTY
DIVISION OF BUILDING CONSTRUCTION

These plans are conditionally approved in accordance with any correction notes on plans. The building permit is license to construct in accordance with adopted codes and does not waive any code requirements not noted during plan review. Issuance of permit does not prevent



11/17/11

The proposed rail is not only a safety issue, but also a County code requirement as well. The brick steps include six risers from sidewalk to upper walkway.

Edward Rose
Winchester Construction Co., Inc.
(410) 971-8857